

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES

This instrument was prepared by and return to:
JAMES E. WOODS, MSB#7386
WATKINS LUDLAM WINTER & STENNIS, P.A.
P.O. Box 1456
6897 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996

GRANTOR'S ADDRESS:
P. O. Box 1456
Olive Branch, MS 38654
Phone: 662-895-2996

GRANTEE'S ADDRESS:
P. O. Box 849
Olive Branch, MS 38654
Phone: 662-895-1994

INDEXING INSTRUCTIONS:
Lot 10, Phase I, Section A, The Plantation, Section 27, Township 1 South, Range 6 West, DeSoto County, MS

SUBSTITUTED TRUSTEE'S DEED

STATE OF MISSISSIPPI:

COUNTY OF DESOTO:

WHEREAS, on April 12, 2002, WILLIAM JOSEPH SEWELL, II and CINDY MORGAN-SEWELL a/k/a CYNTHIA MORGAN-SEWELL, executed a Deed of Trust to Colmon Mitchell, Trustee for the benefit of First Security Bank, which Deed of Trust is recorded in Trust Deed Book 1494, Page 549, in the Office of the Chancery Clerk of DeSoto County, Mississippi. First Security Bank executed a Subordination Agreement to Community Mortgage Corporation dated July 31, 2002, filed for record August 5, 2002, recorded in Book 1542, Page 3, Chancery Clerk's Office, DeSoto County, Mississippi. The said First Security Bank appointed JAMES E. WOODS as Substituted Trustee in the place and stead of the aforesaid Trustee by instrument recorded in Book 3086, Page 99 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, on May 24, 2002, WILLIAM JOSEPH SEWELL, II and CINDY MORGAN-SEWELL executed a Deed of Trust to Colmon Mitchell, Trustee for the benefit of First Security Bank, which Deed of Trust is recorded in Trust Deed Book 1508, Page 674, in the Office of the Chancery Clerk of DeSoto County, Mississippi. First Security Bank executed a Subordination Agreement to Community Mortgage Corporation dated July 31, 2002, filed for record August 5, 2002, recorded in Book 1542, Page 1, Chancery Clerk's Office, DeSoto

County, Mississippi. The said First Security Bank has appointed JAMES E. WOODS as Substituted Trustee in the place and stead of the aforesaid Trustee by instrument recorded in Book 3086, Page 99, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, on January 30, 2006, WILLIAM JOSEPH SEWELL, II and CINDY MORGAN-SEWELL a/k/a CYNTHIA MORGAN-SEWELL executed a Deed of Trust to Colmon Mitchell, Trustee for the benefit of First Security Bank, which Deed of Trust is recorded in Trust Deed Book 2411, Page 635, in the Office of the Chancery Clerk of DeSoto County, Mississippi. The said First Security Bank has appointed JAMES E. WOODS as Substituted Trustee in the place and stead of the aforesaid Trustee by instrument recorded in Book 3086, Page 99, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, on April 28, 2008, CYNTHIA JO (MORGAN) FANCHER SEWELL, executed a Quit Claim Deed conveying all her right, title and interest in and to said property to WILLIAM JOSEPH SEWELL, II, recorded in Book 588, Page 358, Chancery Clerk's Office, DeSoto County, Mississippi, and

WHEREAS, default has been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable, in accordance with the terms of said Deed of Trust, and the holder of the said indebtedness having requested the undersigned Substituted Trustee to execute the trust and to sell said land in accordance with the terms of said Deed of Trust.

NOW THEREFORE, in consideration of the premises, I, James E. Woods, Substituted Trustee, did pursuant to said request, on the 6th day of November, 2009, within legal hours, at the East door of the Courthouse in the City of Hernando, DeSoto County, Mississippi, offer for sale and sell at public auction to First Security Bank it being the highest bidder for cash at and for the sum of Thirty Four Thousand Three Hundred Ninety Four & 22/100 Dollars (\$33,394.22), the land described in said Deed of Trust lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

Lot 10, Phase I, Section A, The Plantation, in Section 27, Township 1 South, Range 6 West, in the City of Olive Branch, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 36, Pages 33-41, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The time, terms and place of sale were duly advertised for four (4) consecutive weeks immediately preceding said sale by publication in the *DeSoto Times-Tribune*, a newspaper published and having a general circulation in DeSoto County, Mississippi, with proof of said

publication being attached hereto and made a part hereof, and by posting the notice of said sale upon the bulletin board of the Courthouse in said county, on October 13, 2009 and said notice remaining upon said bulletin board until the date for the sale of the land, to-wit: November 6, 2009.

THEREFORE, in consideration of the premises and the payment to me of the said sum of Thirty Four Thousand Three Hundred Ninety Four & 22/100 Dollars (\$34,394.22), by the said First Security Bank, the receipt of which is hereby acknowledged, I, James E. Woods, Substituted Trustee do hereby convey and sell to First Security Bank, the land herein before described.

I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 9th day of November, 2009.

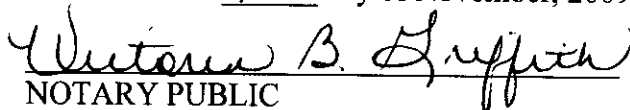

JAMES E. WOODS,
SUBSTITUTED TRUSTEE

STATE OF MISSISSIPPI:

COUNTY OF DESOTO:

This day personally appeared me, the undersigned authority in and for said county and state, the within named James E. Woods, Substituted Trustee, who acknowledged that he signed and delivered the above and foregoing Substituted Trustee's Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given of my hand the Official Seal of office this the 9th day of November, 2009.


NOTARY PUBLIC

My Commission Expires:

12-17-2010



DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on April 12, 2002, WILLIAM JOSEPH SEWELL, II and CINDY MORGAN-SEWELL a/k/a CYNTHIA MORGAN-SEWELL executed a Deed of Trust to Colmon Mitchell, Trustee for the benefit of First Security Bank, which Deed of Trust is recorded in Trust Deed Book 1494, Page 549, in the Office of the Chancery Clerk of DeSoto County, Mississippi. The said First Security Bank has appointed JAMES E. WOODS as Substituted Trustee in the place and stead of the aforesaid Trustee by instrument recorded in Book 3086, Page 99, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, on May 24, 2002, WILLIAM JOSEPH SEWELL, II and CINDY MORGAN-SEWELL executed a Deed of Trust to Colmon Mitchell, Trustee for the benefit of First Security Bank, which Deed of Trust is recorded in Trust Deed Book 1508, Page 674, in the Office of the Chancery Clerk of DeSoto County, Mississippi. The said First Security Bank has appointed JAMES E. WOODS as Substituted Trustee in the place and stead of the aforesaid Trustee by instrument recorded in Book 3086, Page 99, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, on January 30, 2006, WILLIAM JOSEPH SEWELL, II and CINDY MORGAN-SEWELL a/k/a CYNTHIA MORGAN-SEWELL executed a Deed of Trust to Colmon Mitchell, Trustee for the benefit of First Security Bank, which Deed of Trust is recorded in Trust Deed Book 2411, Page 635, in the Office of the Chancery Clerk of DeSoto County, Mississippi. The said First Security Bank has appointed JAMES E. WOODS as Substituted Trustee in the place and stead of the aforesaid Trustee by instrument recorded in Book 3086, Page 99, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, on April 28, 2008, CYNTHIA JO (MORGAN) FANCHER SEWELL, executed a Quit Claim Deed conveying all her right, title and interest in and to said property to WILLIAM JOSEPH SEWELL, II, recorded in Book 586, Page 358, Chancery Clerk's Office, DeSoto County, Mississippi, and

Volume No. 114 on the 15 day of Oct., 2009
Volume No. 114 on the 22 day of Oct., 2009
Volume No. 114 on the 29 day of Oct., 2009
Volume No. 114 on the 5 day of Nov., 2009
Volume No. _____ on the _____ day of _____, 2009
Volume No. _____ on the _____ day of _____, 2009

Diane Smith

Sworn to and subscribed before me, this 5 day of Nov.

BY Judy Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 591 words @ .12 \$ 70.92
B. 3 subsequent insertions of 1773 words @ .10 \$ 177.30
C. Making proof of publication and depositing to same \$ 3.00
TOTAL PUBLISHER'S FEE: \$ 251.22

5 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229

WHEREAS, default having been made in the terms and conditions of said Deeds of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deeds of Trust, and the holder of said indebtedness, First Security Bank having requested the undersigned Substituted Trustee to execute the trust and sell the said land in accordance with the Deed of Trust.

NOW, THEREFORE, I, James E. Woods, Substituted Trustee, under the provisions of and by virtue of the authority conferred upon me in said Deed of Trust, will, on the 6th day of November, 2009, offer for sale at public outcry and sell, within legal hours, between the hours of 11:00 a.m. and 4:00 p.m. at the East door of the County Courthouse of DeSoto County, at Hernando, Mississippi, for cash, to the highest and best bidder, the following described land situated in DeSoto County, Mississippi, to-wit:

Lot 10, Phase I, Section A, The Plantation, in Section 27, Township 1 South, Range 6 West, in the City of Olive Branch, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 36, Pages 33-41, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 13th day of October, 2009.

/s/ James E. Woods

JAMES E. WOODS

SUBSTITUTED TRUSTEE

Publish: October 15, 2009, October 22, 2009, October 29, 2009 and November 5, 2009